



## Holly Tree House Fawkham Road

West Kingsdown, TN15 6JR Freehold



Offers In The Region Of  
£525,000



If you need space and a village location at an affordable price then you will be surprised if not amazed at what this house has to offer.

Kings are delighted to offer this modern contemporary four bedroom three bathroom family home. The current owner bought the property from new in 2006 and has tastefully modernised the decor. The accommodation is ideal for those growing families. All modern comforts are catered with a modern family bathroom, ensuite and cloakroom. The property has ample off street parking with a garage that could be converted and a good size rear garden.

### Overview

- Chain free
- Four bedroom semi detached family home
- Large family room open plan to kitchen
- Family bathroom, en-suite and cloakroom
- Study - currently being used as a salon
- Goodsize garden
- Drive & garage
- Offered with no onward chain

### Property Description

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### Location

West Kingsdown is a town situated within Sevenoaks District of Kent, the town is surrounded by agricultural and woodland areas. Sevenoaks Town centre is approximately 1.8 miles away with a variety of boutique shops, cafes, restaurants and Sainsburys Superstore. Sevenoaks borough boast of excellent schools with a wide range of Primary, Secondary and Private Schools. Sport facilities are excellent with local Rugby, Cricket and Football grounds. Red Libbets and The London Golf Course are just a short drive away. Knole Park is also known as Deer Park with over 1,000 acres of

woodlands and meadows with free roaming deer ideal for family picnics and walks. Brands Hatch motor racing circuit is located off the A20 on the north side of West Kingsdown. The circuit was used in 1926 as a grass track for bike riding and the first race held there in 1928. There is also a hotel and spa open to the public. For Commuters, easy access to the M25, M20 and the A20 being on the M25 Junction 3 interchange. The A2 is also north of the town. Sevenoaks, Otford, Swanley railway station serves the village with Southeastern and Thameslink services to London Bridge, London Victoria via Bromley South, London Blackfriars.

### Viewing Arrangements

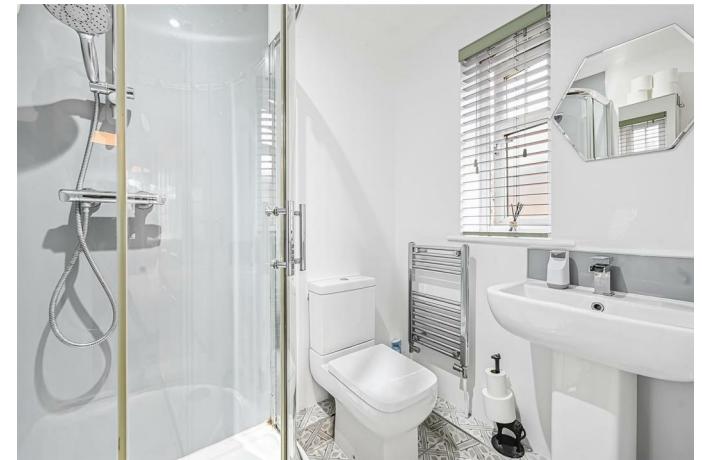
Viewings are strictly by appointment only via Kings.

### Directions

From our Borough Green office, head east on the A227 (Western Road), take the first exit onto the A20, take the first exit continuing on the A20 up the hill, take the second exit continuing on the A20, turn right onto Fawkham road. What3words: ///weedy.draw.booth

### Property Information

The property is connected to mains gas, electric, water and mains waste. The property is council tax band E. Sevenoaks is the council.



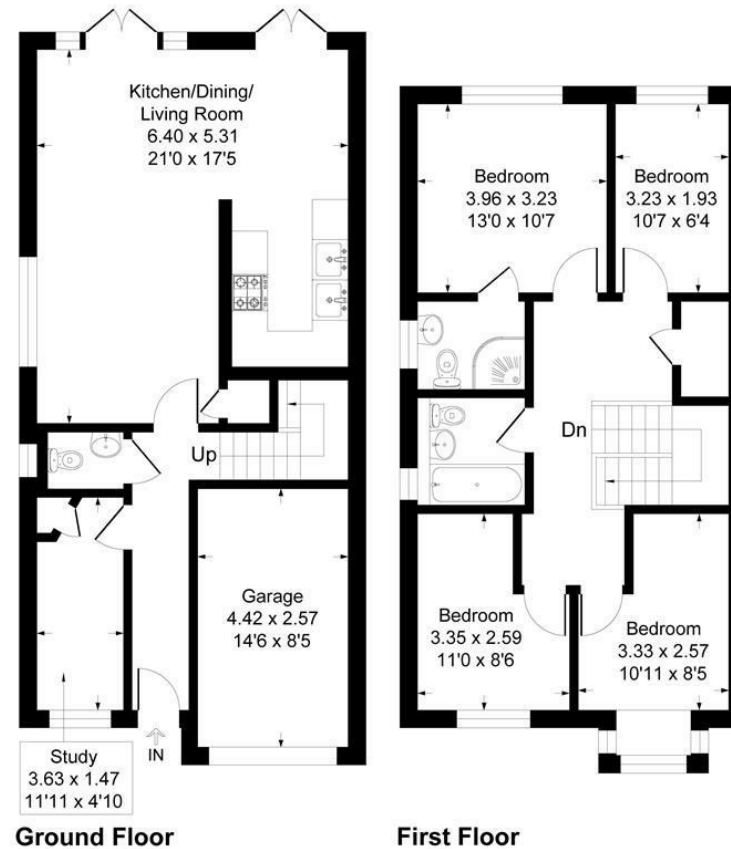


## Holly Tree House, Fawkham Road, TN15

Approximate Gross Internal Area 105.2 sq m / 1133 sq ft

Garage = 11.3 sq m / 122 sq ft

Total = 116.5 sq m / 1255 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix

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